

VILLAS at CRYSTAL RIDGE

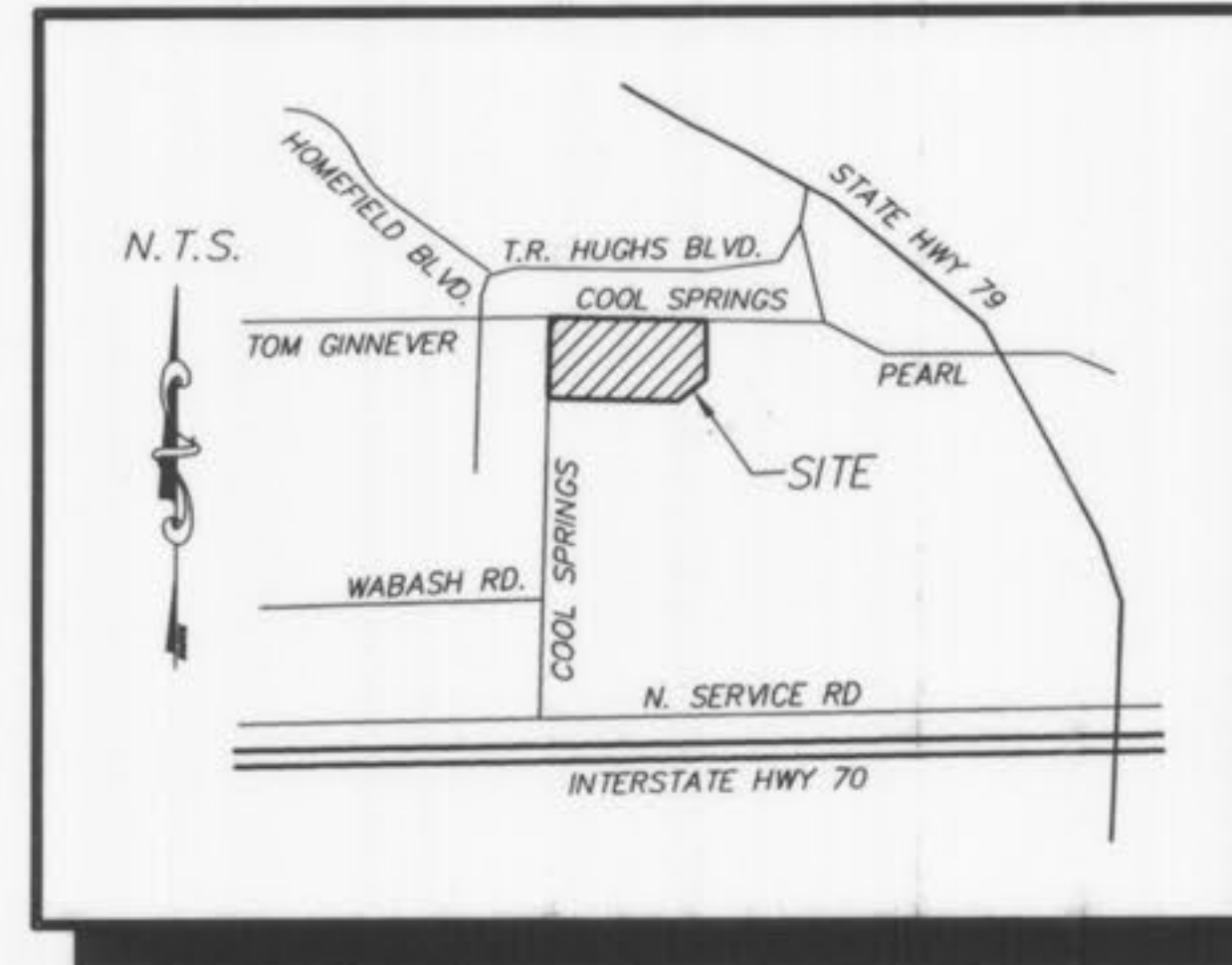
A tract of land being part of Fractional Section 22, U.S. Survey
3070 and U.S. Survey 63, Township 47 North, Range 3 East, St.
Charles County, Missouri

IMPROVEMENT PLANS (119 UNITS) PHASE 2 "AS-BUILTS"

DRAWING INDEX

GENERAL NOTES

- Area of Site = 32.47 Acres.
Area of Future Commercial = 7.765 Acres.
Area of Residential = 24.705 Acres.
Plot One = 13.90 Acres (61 Units)
Plot Two = 10.81 Acres (58 Units)
- A portion of this site is in the 100 year flood plain as shown on FIRM Map panel 29183C0235E, dated August 2, 1996.
- This tract is served by:
WATER - CITY OF OFFALLON WATER
ELECTRIC - AMEREN UE
TELEPHONE - CENTURYTEL
SEWERS - CITY OF OFFALLON SEWER
GAS - ST. CHARLES GAS CO.
FIRE PROTECTION - OFFALLON FIRE PROTECTION DISTRICT
SCHOOL DISTRICT - FORT ZUMWALT SCHOOL DISTRICT
POST OFFICE - OFFALLON POST OFFICE
- Driveway locations shall not interfere with the sidewalk handicap ramps
- City Approval of the construction site plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
- Developer to provide a drainage easement to the City for any creeks to remain in the development.
- For sediment and siltation control measures, see previously approved rough grading plans.
- Sidewalks, Curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All sign post and backs and bracket arms shall be painted black using Corboline Rustbond Penetrating Sealer SG and Corboline 13HD paint (or equivalent as approved by the City).
- Developer to provide City construction inspectors with soil reports prior to or during site soil testing.
- All sign locations and sizes must be approved separately through the Planning Division.
- All utilities shall be located underground.
- LOT DATA: 119 UNITS
BUILDING LINE SETBACK: 15' ALONG DEDICATED R.O.W.
MINIMUM 12' BETWEEN BUILDINGS
PARKING
NUMBER REQUIRED: 2 SPACES/119 UNITS = $\frac{238}{119}$
PARKING PROVIDED: 2 INTERIOR SPACE (GARAGE) +
2 EXTERIOR SPACE PER UNIT = $\frac{476}{119}$
SETBACKS
FRONT YARD = 15'
SIDE YARD = 6'
REAR YARD = 20'



LOCATION MAP

REFERENCE BENCHMARK: F149
ELEVATION = 542.80 NAVD88 DATUM
DESCRIBED BY USGS 1949. AT OFFALLON, ST. CHARLES COUNTY, MISSOURI ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHWEST CORNER OF ST. MARY INSTITUTE (NOW OFFALLON CITY HALL), 40 FEET EAST OF THE CENTER OF HIGHWAY M AND 45 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE THE GROUND.

SITE BENCHMARK: "T"
ELEVATION = 497.89 (= 497.25 USGS)
CUT BOX ON CONCRETE BASE FOR WEST GATE POST AT CENTER ENTRANCE TO FORT ZUMWALT HIGH SCHOOL, 40' ± SOUTH OF THE CENTERLINE OF TOM GINNEVER AVENUE.


TREE PRESERVATION

EXISTING TREES = 8.35 Acres
TREES REMOVED = 6.62 Acres
TREES REMAINING = 21% OF TOTAL
(EXCEEDS MINIMUM OF 20%
REQUIRED PER ORDINANCE).

STREET TREES

119 LOTS = 119 TREES
11 LOTS W/FRONTAGE
ON 2 STREETS = 17 TREES
2 LOTS W/FRONTAGE
ON 3 STREETS = 4 TREES
TOTAL TREES = 140 TREES

These "As-Built" Sanitary, Storm Sewer and Water plans, are based on actual field measurements conducted during December 2005 and December 2006 and the results are shown hereon.

By:  12-22-06
JAMES R. CHERVEK P.L.S., #2211
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



Sheet	Description
1	COVER SHEET
2	SITE NOTES
3-4	SITE PLANS
5-6	GRADING PLANS
7	STREET PROFILES
8	ENTRANCE DETAILS
9-10	SANITARY SEWER PROFILES
11,12,13	STORM SEWER PROFILES
14	DETENTION BASIN DETAILS
15-16	DRAINAGE AREA MAPS
17	WATER LAYOUT
18	LANDSCAPE PLAN
19-26	CONSTRUCTION DETAILS

LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		Storm Structure	C.M.P.	Corrugated Metal Pipe
	Storm Sewer (Proposed)		Test Hole	C.I.P.	Cast Iron Pipe
	Storm Sewer (Existing)		Power Pole	P.V.C.	Polyvinyl Chloride
	Water Line & Size		Light Standard	V.C.P.	Vitrified Clay Pipe
	Existing water line		Double Water Meter Setting	(S)	Stop Sign
	Tee & Valve		Single Water Meter Setting	C.O.	Clean Out
	Hydrant		Curb Inlet	V.T.	Vent Trap
	Cap		Skewed Curb Inlet	T.B.R.	To Be Removed
	Lot or Building Number		Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	Existing Fence Line		Gate Inlet	T.B.P.	To Be Protected
	Existing Tree Line		Area Inlet	T.B.A.	To Be Abandoned
	Street Sign		Double Area Inlet	B.C.	Base Of Curb
	Existing Contour		Concrete Collar	T.C.	Top Of Curb
	Proposed Contour		Flared End Section	T.W.	Top Of Wall
	Rip-Rap		End Pipe	B.W.	Base Of Wall
	End of Lateral		Energy Dissipater	(TYP)	Typical
	Asphalt Pavement		Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	U.I.P.	Use in Place
			Yield Sign		

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone (636) 597-1211
Fax (636) 597-1104

VILLAS AT CRYSTAL RIDGE
COVER SHEET
Prepared For:
SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9500

REV. NO.	DATE	DESCRIPTION
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4	9/18/03	REV. PER CITY OF OFFALLON
5	10/06/03	REV. PER CITY OF OFFALLON
6	12/02/03	PHASE 1 "AS-BUILTS"
7	12/02/03	REV. PER DNR - "AS-BUILTS"
8	12/02/03	PHASE 2 "AS-BUILTS"
9	12/22/06	PHASE 2 "AS-BUILTS"

ENGINEERS AUTHENTICATION
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PICKETT, RAY & SILVER, INC.

DRAWN	E.J.S.	DATE	04/09/03
CHECKED	D.W.D.	DATE	04/09/03
PROJECT #	01212.SUPO.02R	TASK #	2
FIELD BOOK	X		

VILLAS AT CRYSTAL RIDGE
COVER SHEET
SHEET 1 OF 26
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Villas at Crystal Ridge Plot 2 ASB 1/7
Phase



UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROPERTY N/F
 FORT ZUMWALT SCHOOL DISTRICT R-2
 BK. 654 PG. 41
 UNZONED
 (FORT ZUMWALT NORTH HIGH SCHOOL)

"AS-BUILTS" 12/22/06

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 353 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

VILLAS AT CRYSTAL RIDGE
 SITE PLAN
 Prepared For:
 SUMMIT POINTE L.C.

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	12/22/06	REV.	PER CITY OF OFALLON	PHASE 2 "AS-BUILTS"

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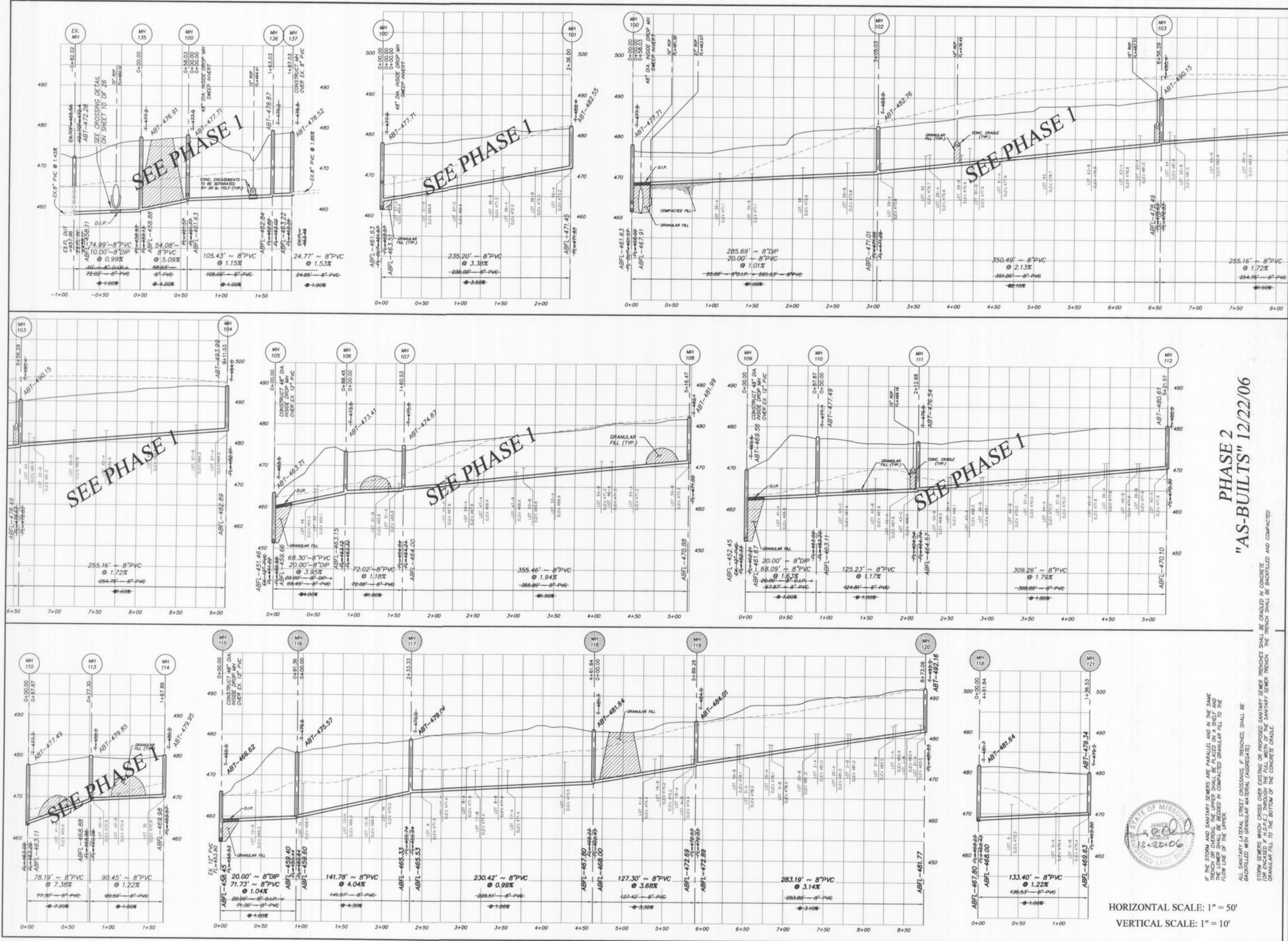
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FIELD		BOOK	X

VILLAS AT CRYSTAL RIDGE
 SITE PLAN
 SHEET 4 OF 26
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Villas at Crystal Ridge PHASE 2 ASB 2-7
 Pross

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**PHASE 2
"AS-BUILTS" 12/22/06**



IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERHEAD, THE UPPER SHALL BE PLACED ON A SHELF AND FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED IN CONCRETE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CHAMBER.

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

**VILLAS AT CRYSTAL RIDGE
SANITARY SEWER PROFILES**

239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9390

Prepared For:
SUMMIT POINTE L.C.

REVISIONS	NO.	DATE	DESCRIPTION
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2	8/12/03	REV. PER CITY OF O'FALLON	
3	9/09/03	REV. PER CITY OF O'FALLON	
	12/05/05	PHASE 2 "AS-BUILTS"	
	12/22/06	PHASE 2 "AS-BUILTS"	

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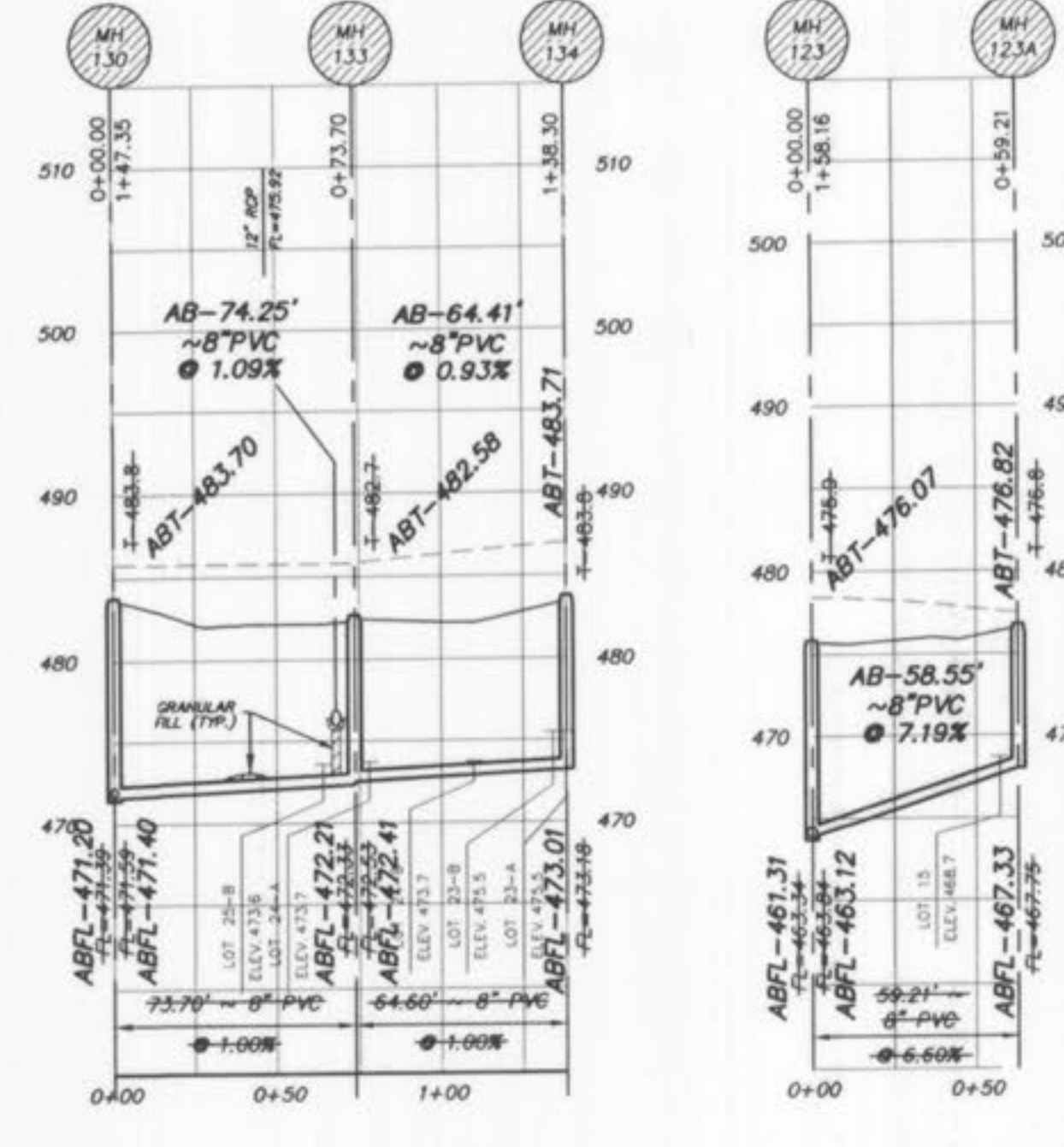
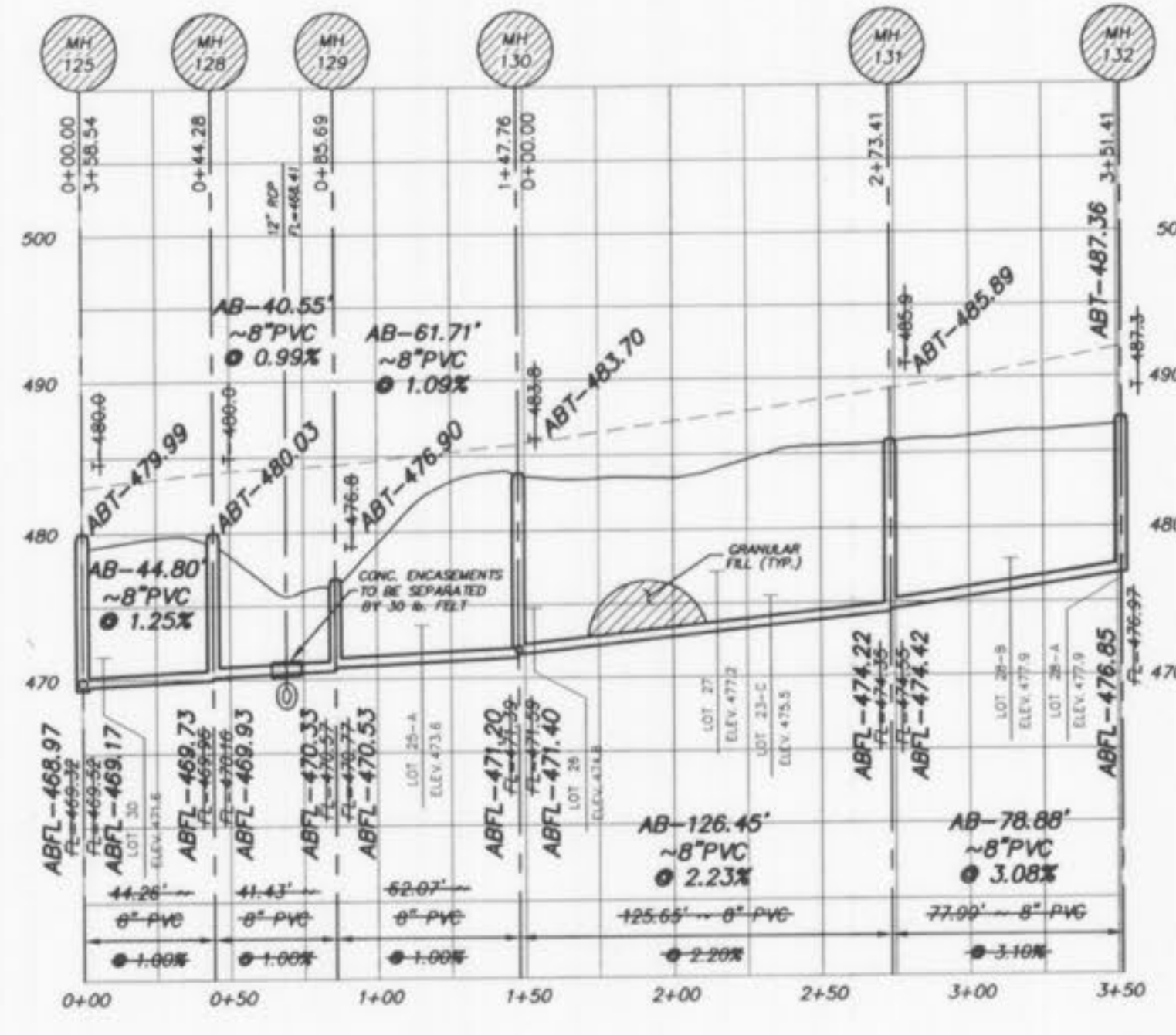
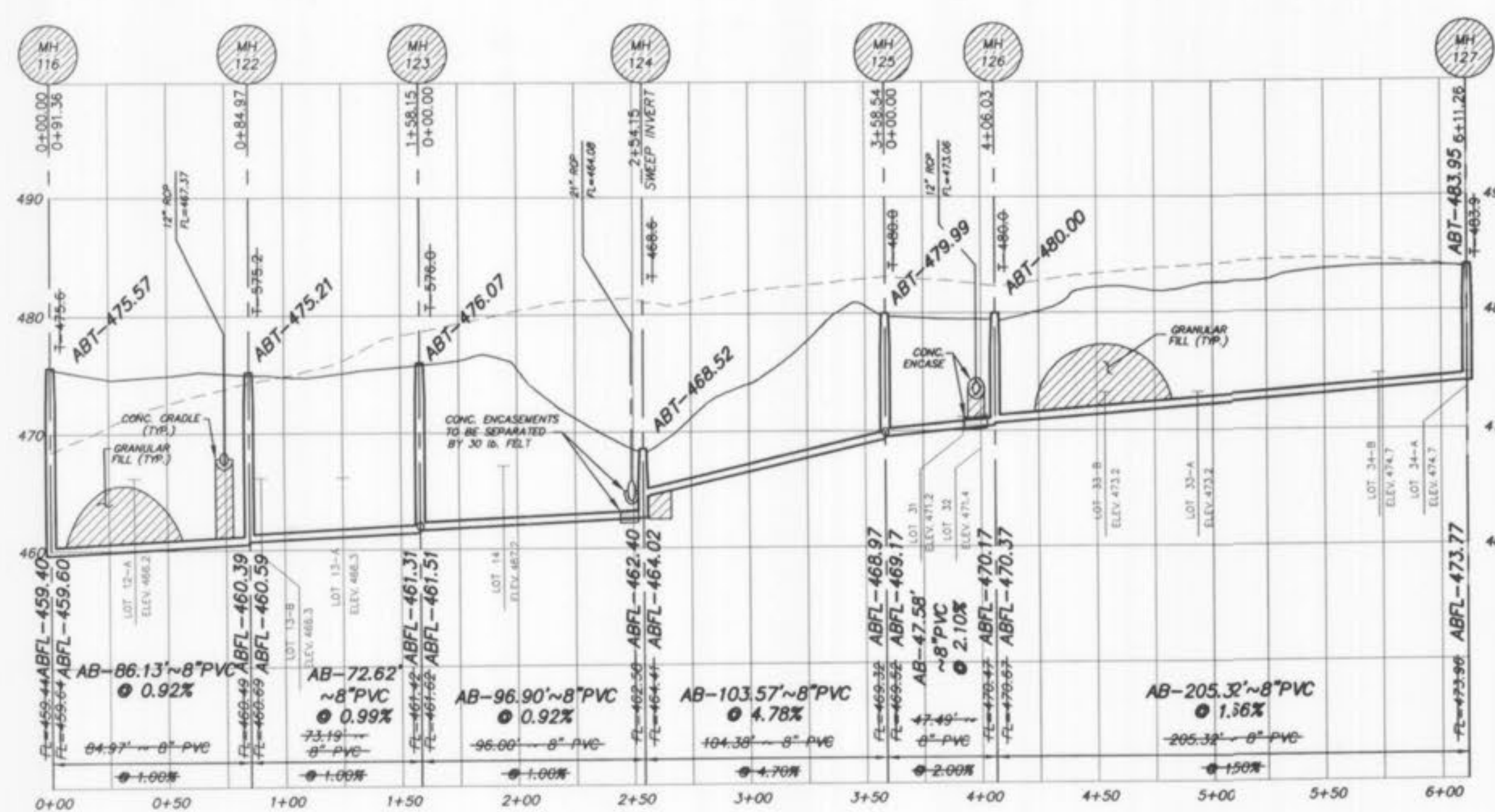
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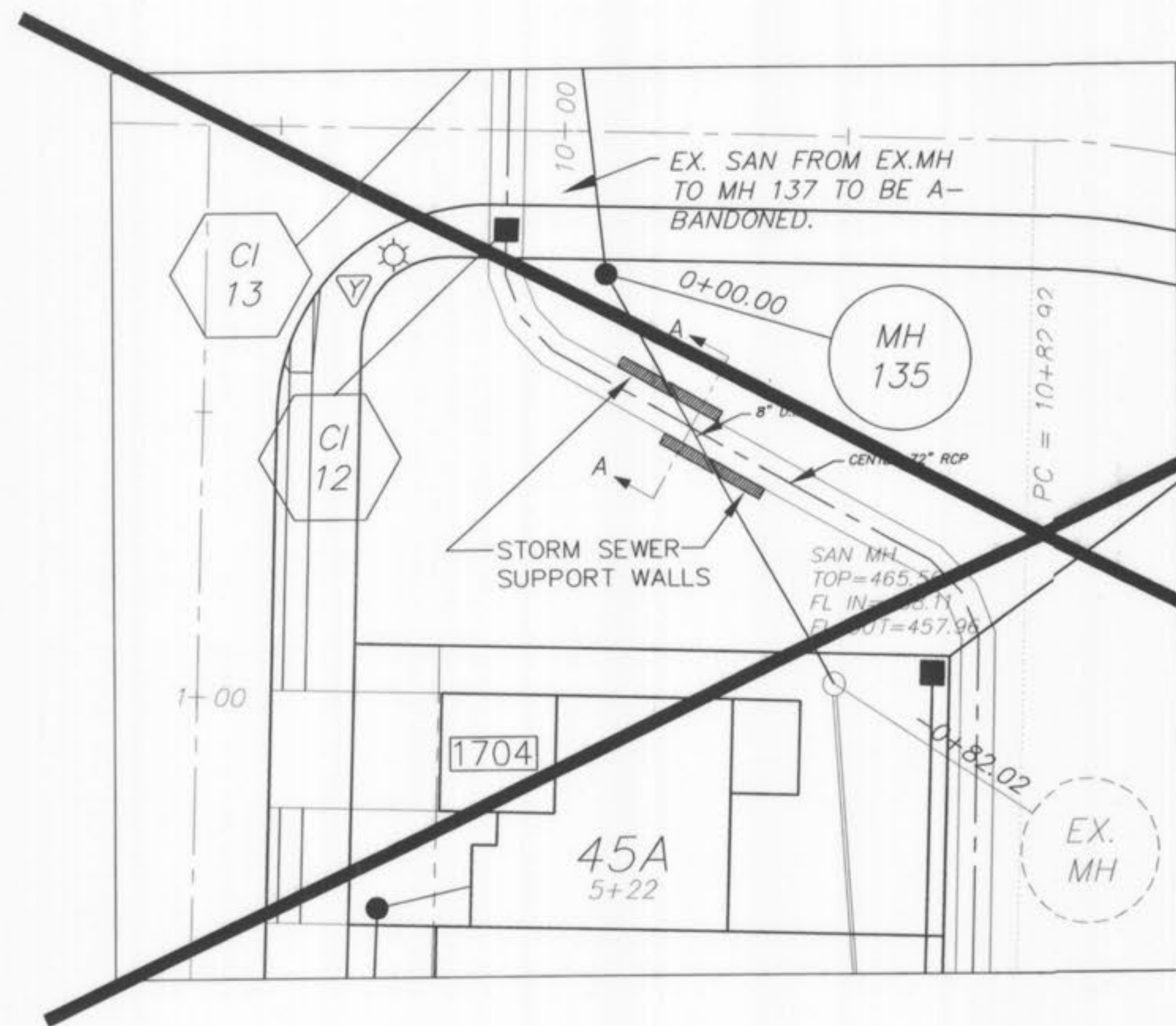
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TASK #	2	BOOK	

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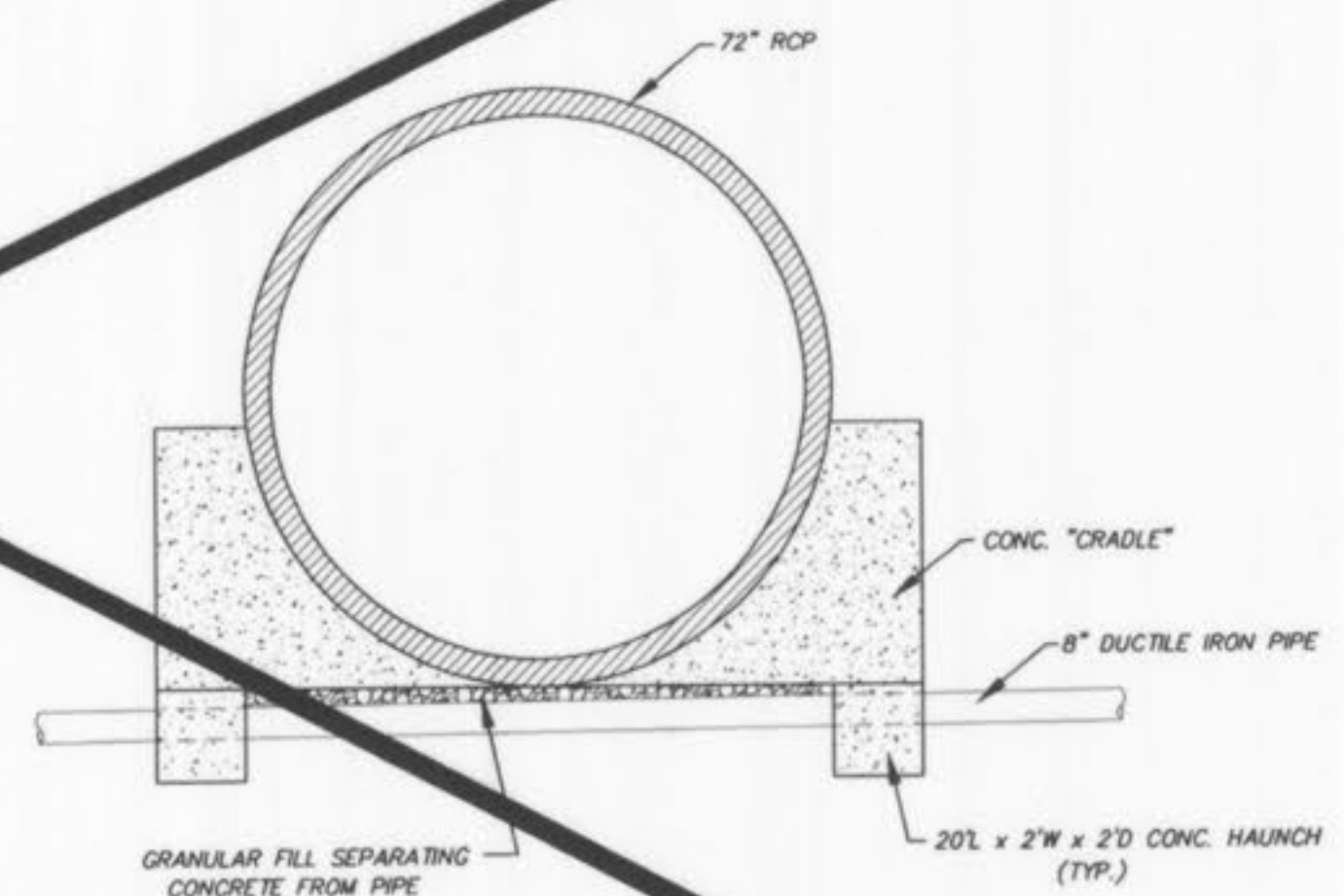
Villas at Crystal Ridge Phase 2 ASB 3/1
Phase



"AS-BUILTS"
12/22/06

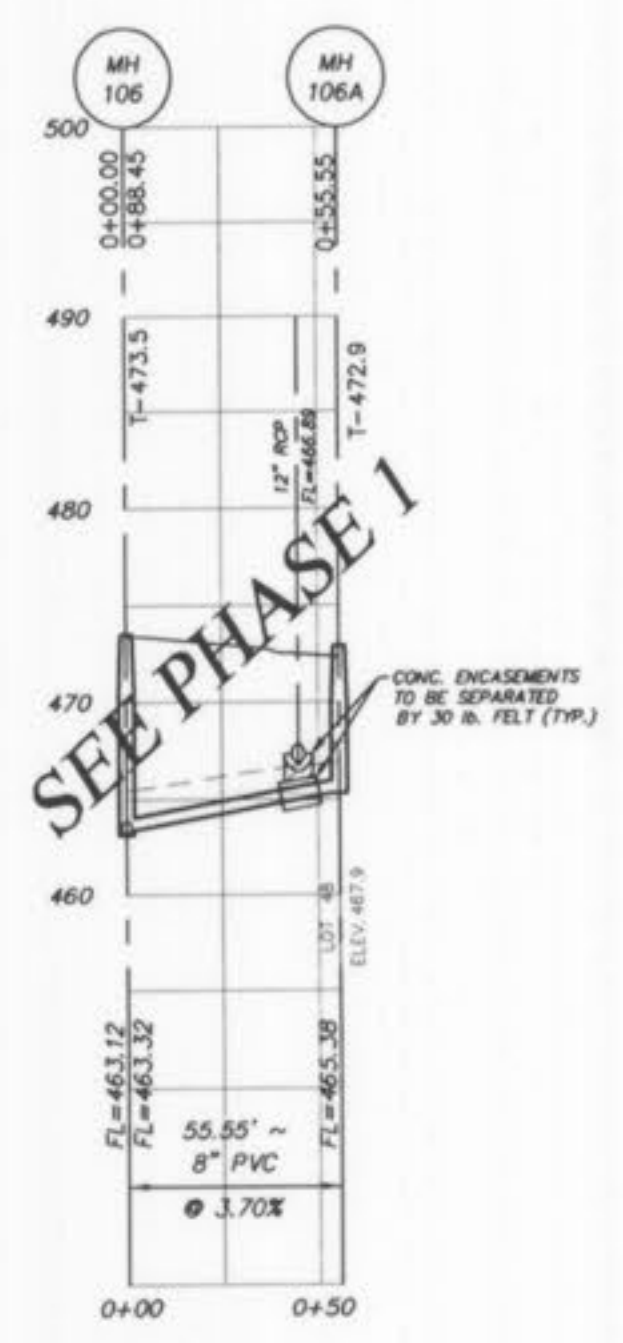


SEWER CROSSING DETAIL
1" = 20'



NOTE: PROVIDE 3-6" GAP BETWEEN CONCRETE CRADLE AND 8" PIPE.

SECTION A-A
N.T.S.



SEE PHASE 1



IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERLAP, THE UPPER SHALL BE PLACED ON A SHALE AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

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VERTICAL SCALE: 1" = 10'

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

VILLAS AT CRYSTAL RIDGE
SANITARY SEWER PROFILES

Prepared For:
SUMMIT POINTE L.C.

239 FOX HILL ROAD
ST. PETERS, MO. 63301
(636) 940-0300

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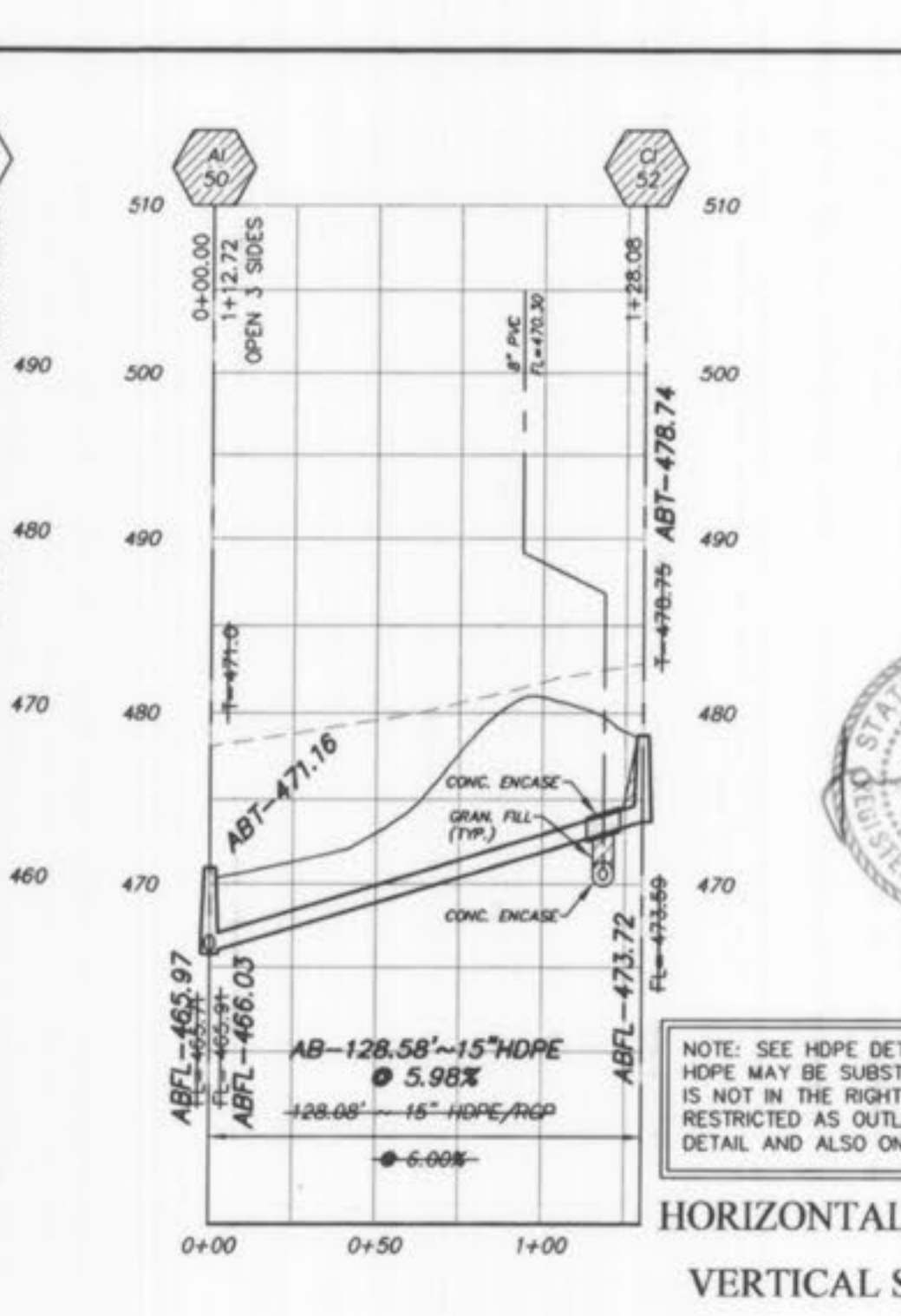
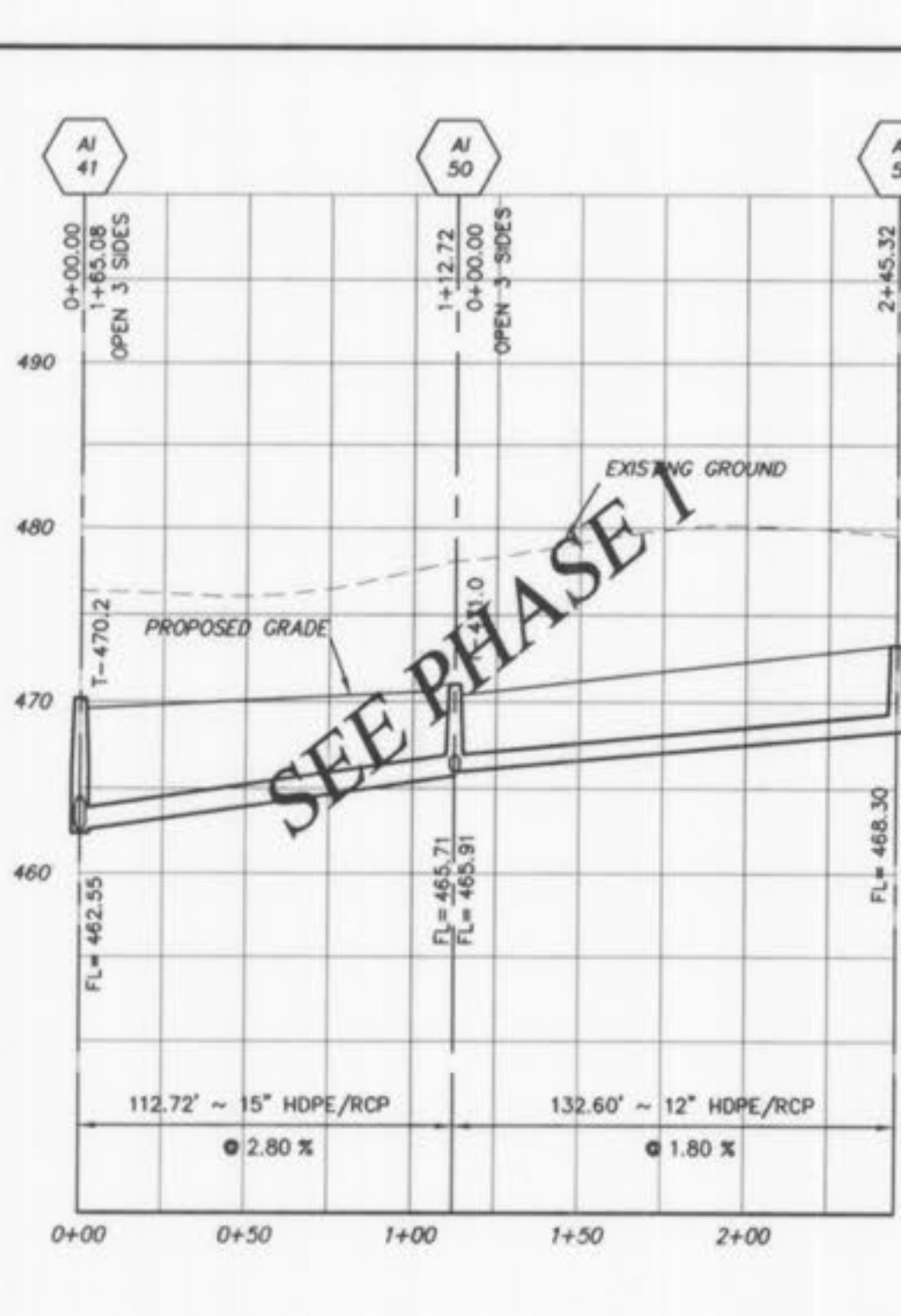
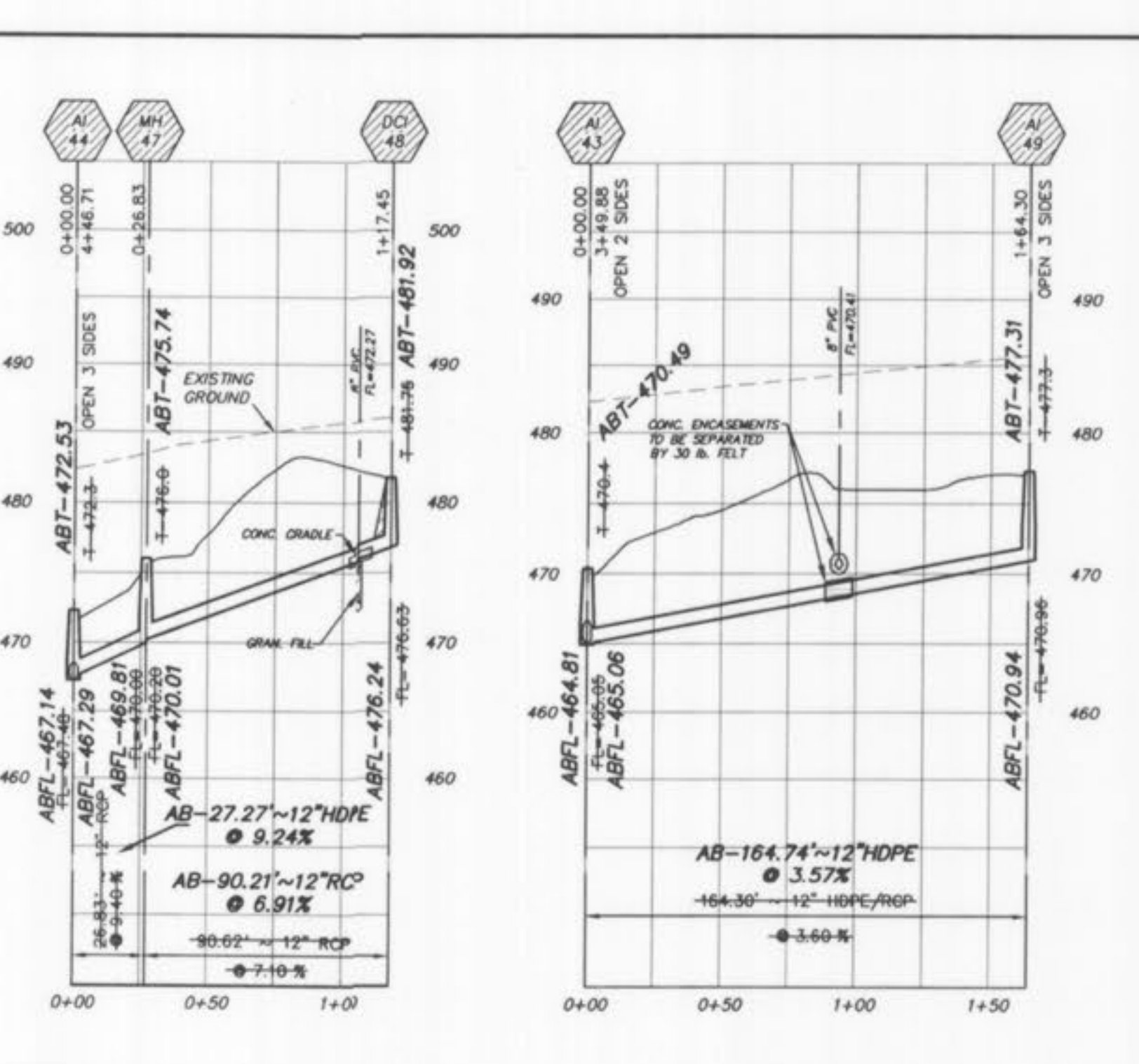
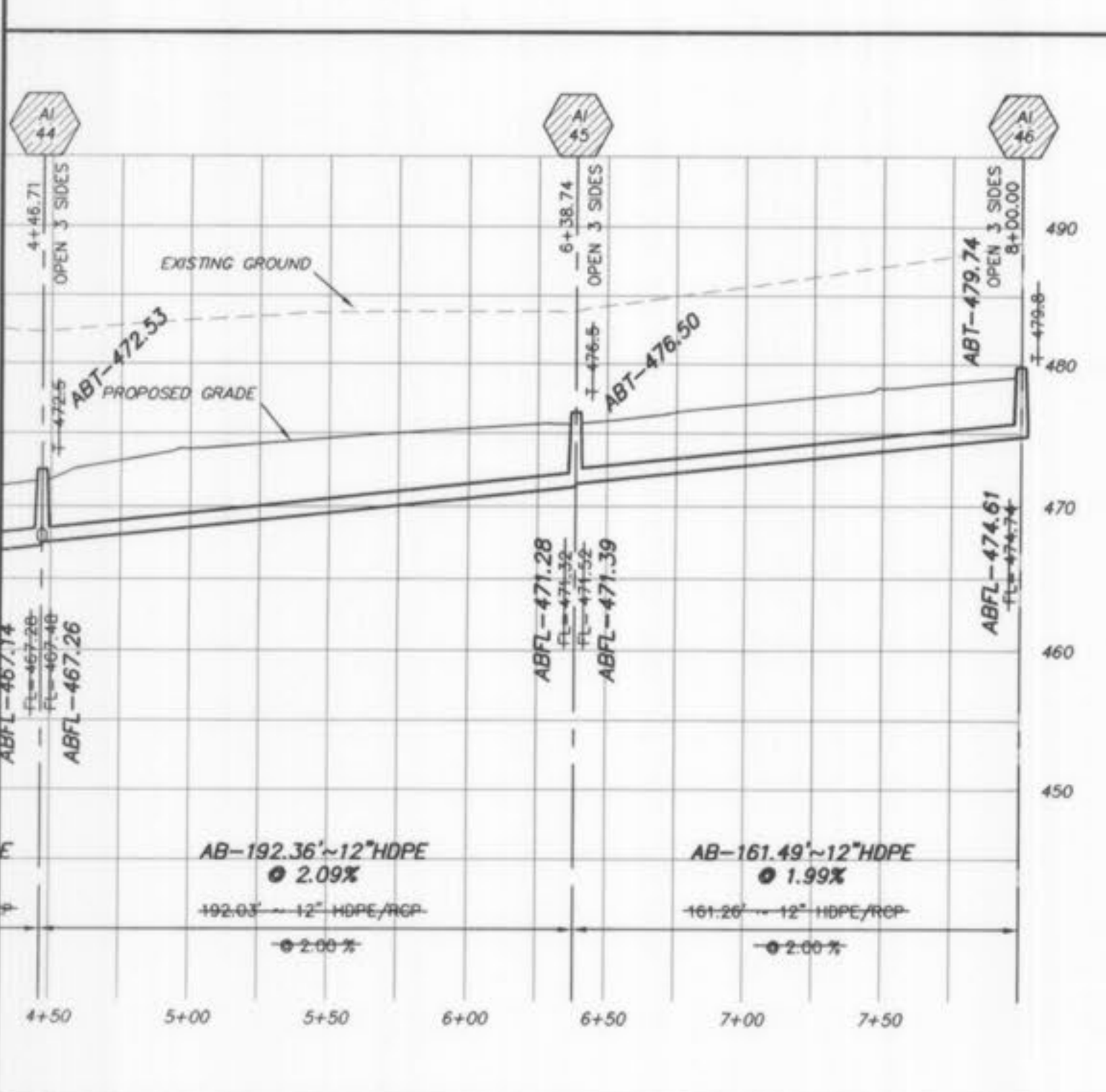
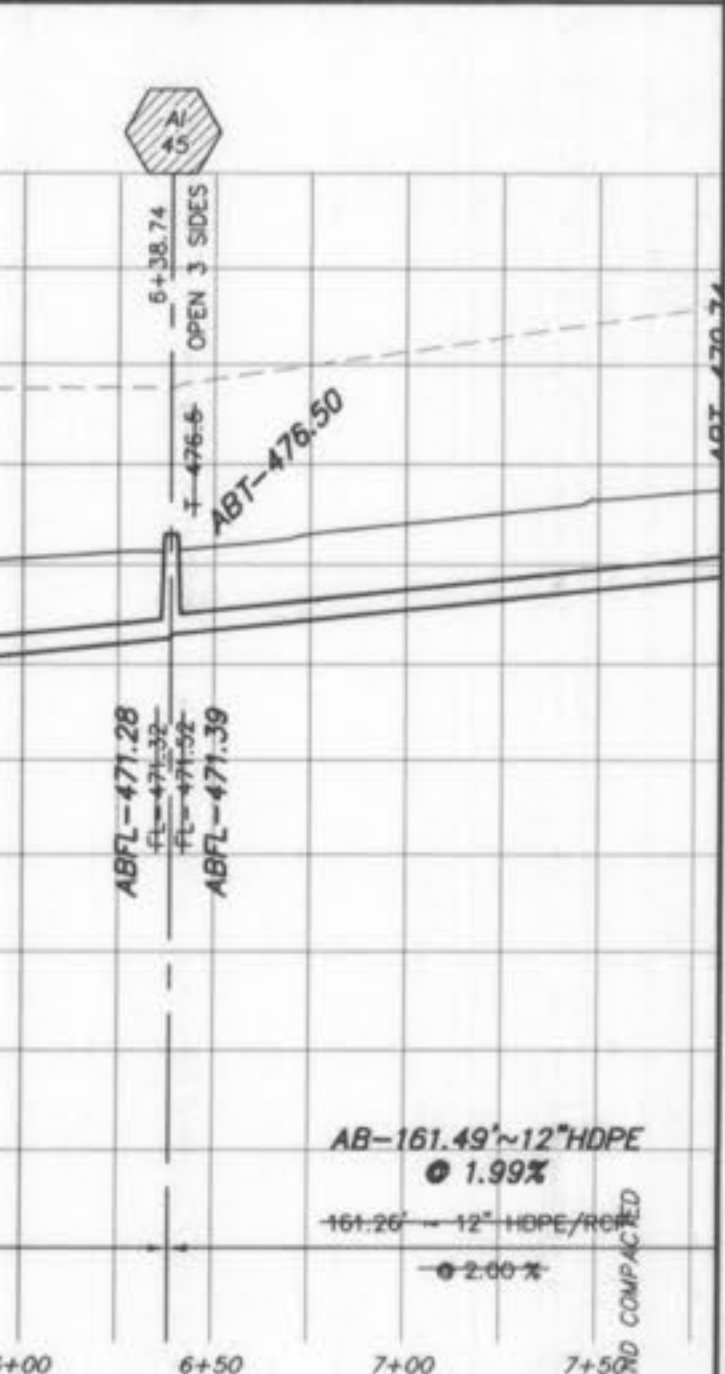
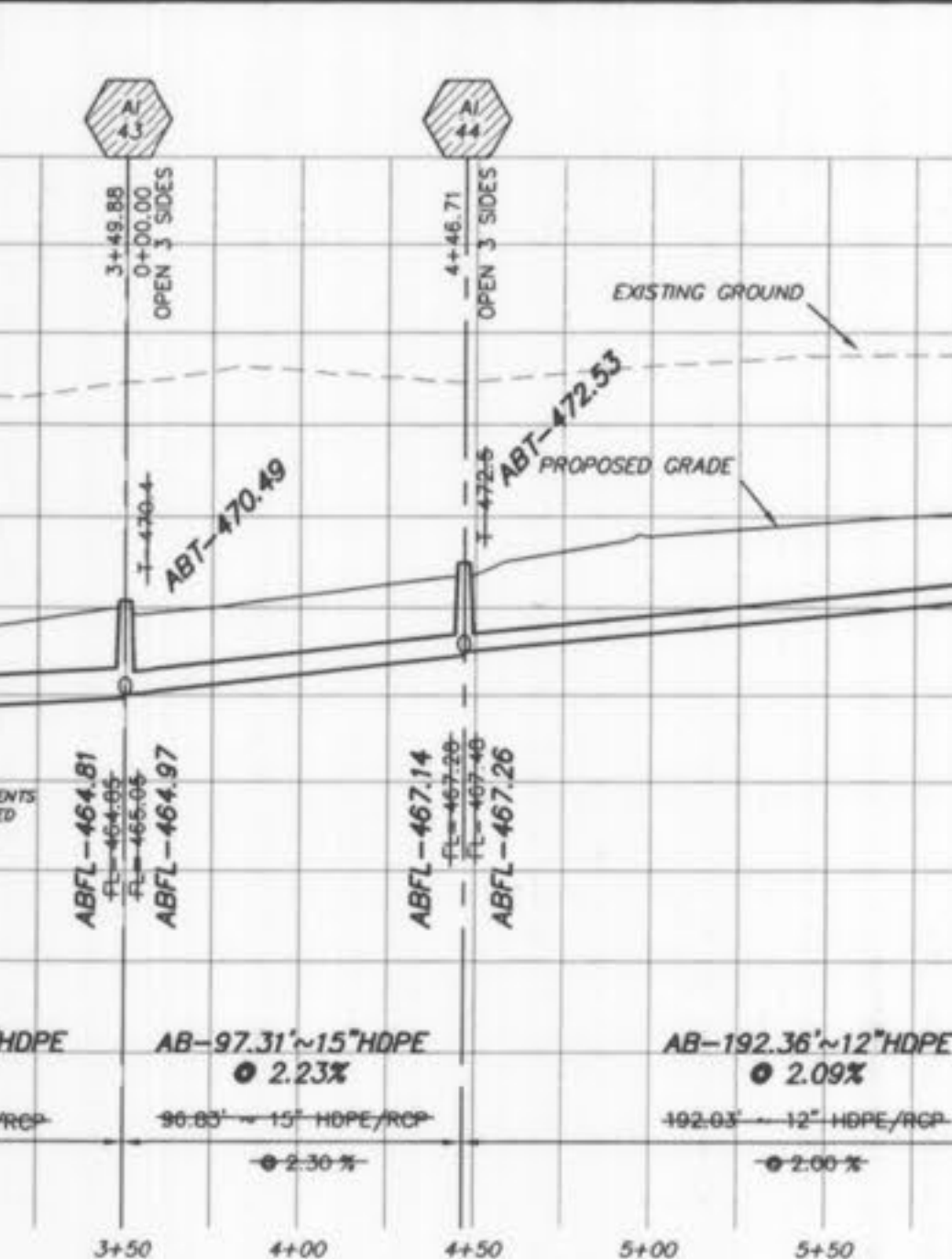
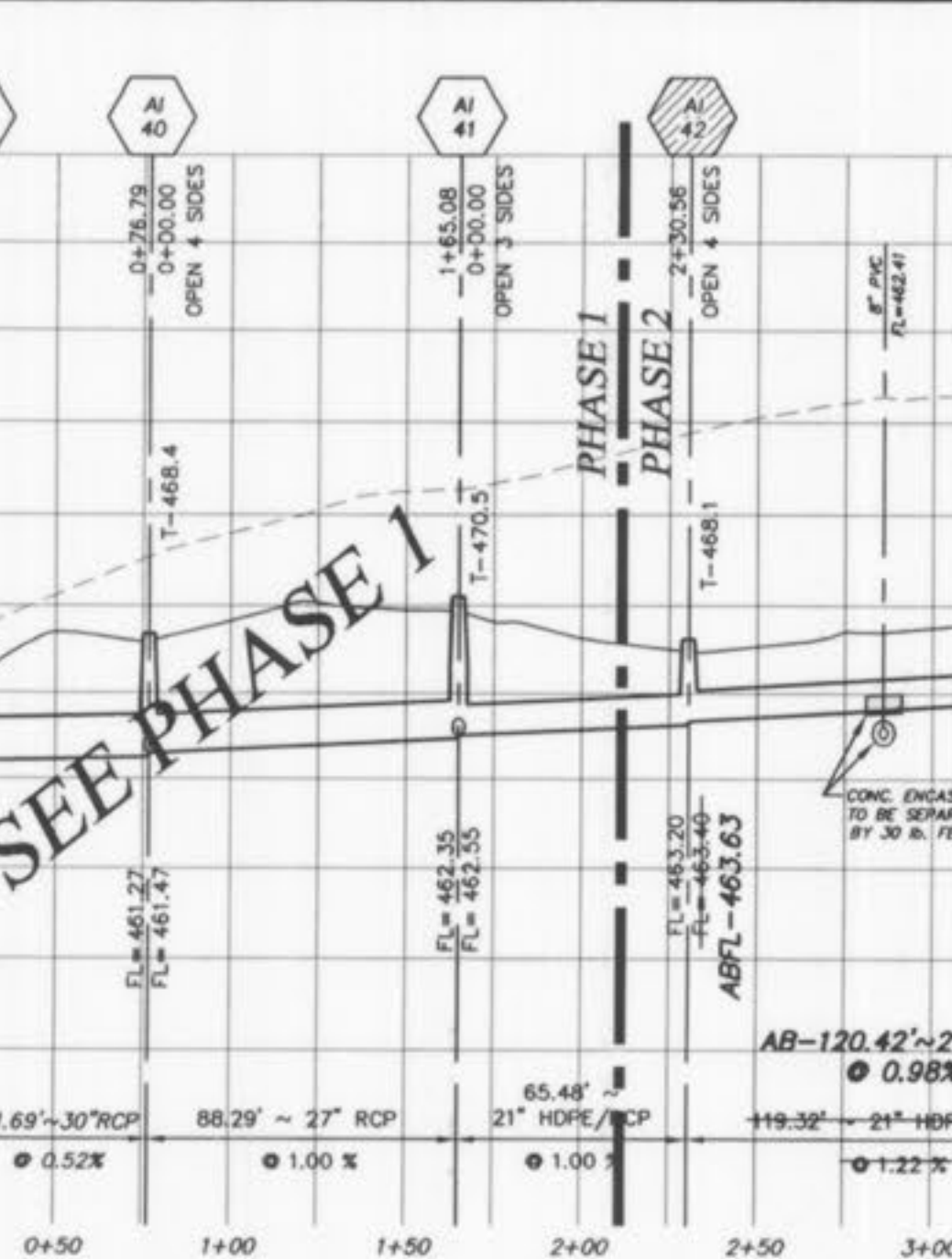
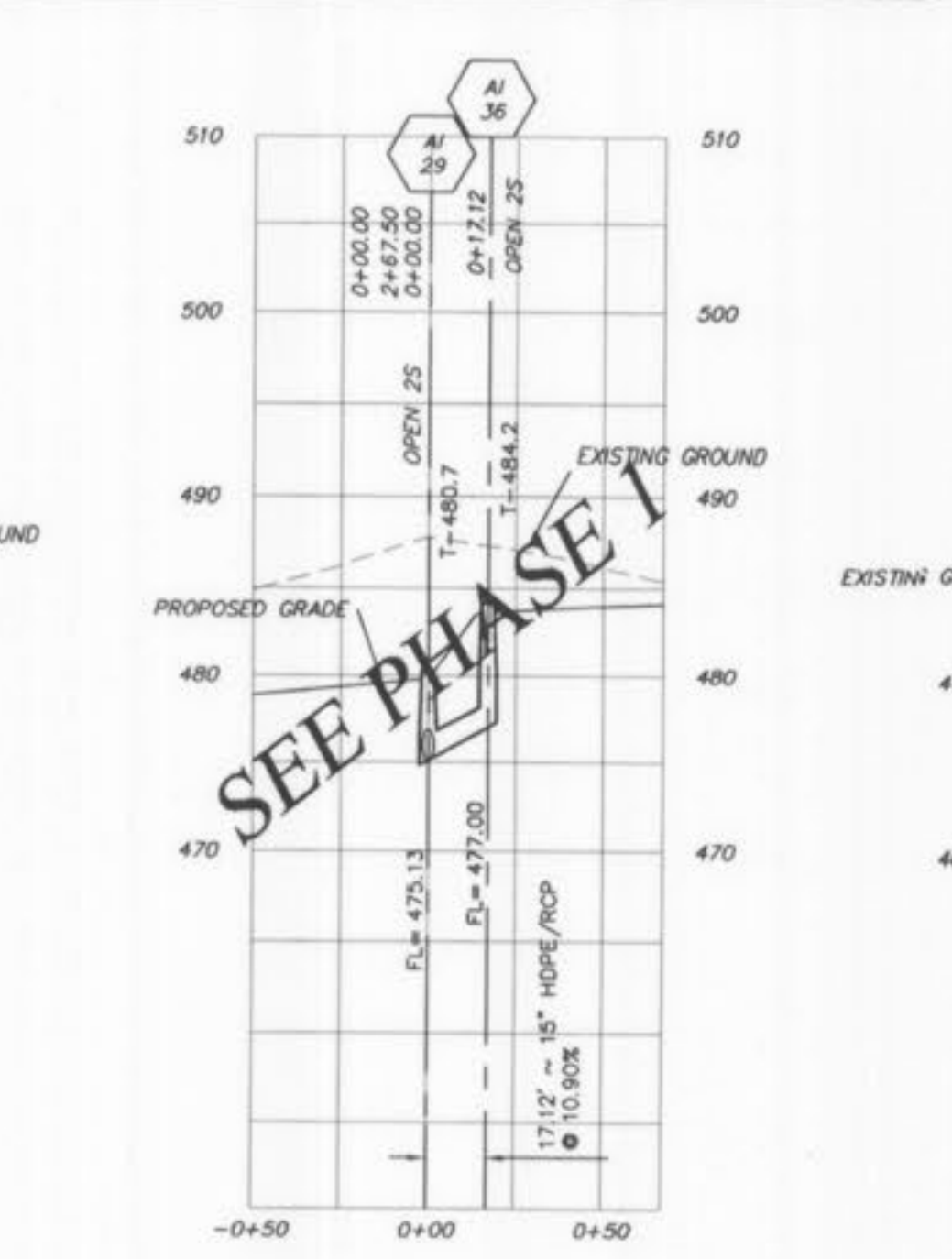
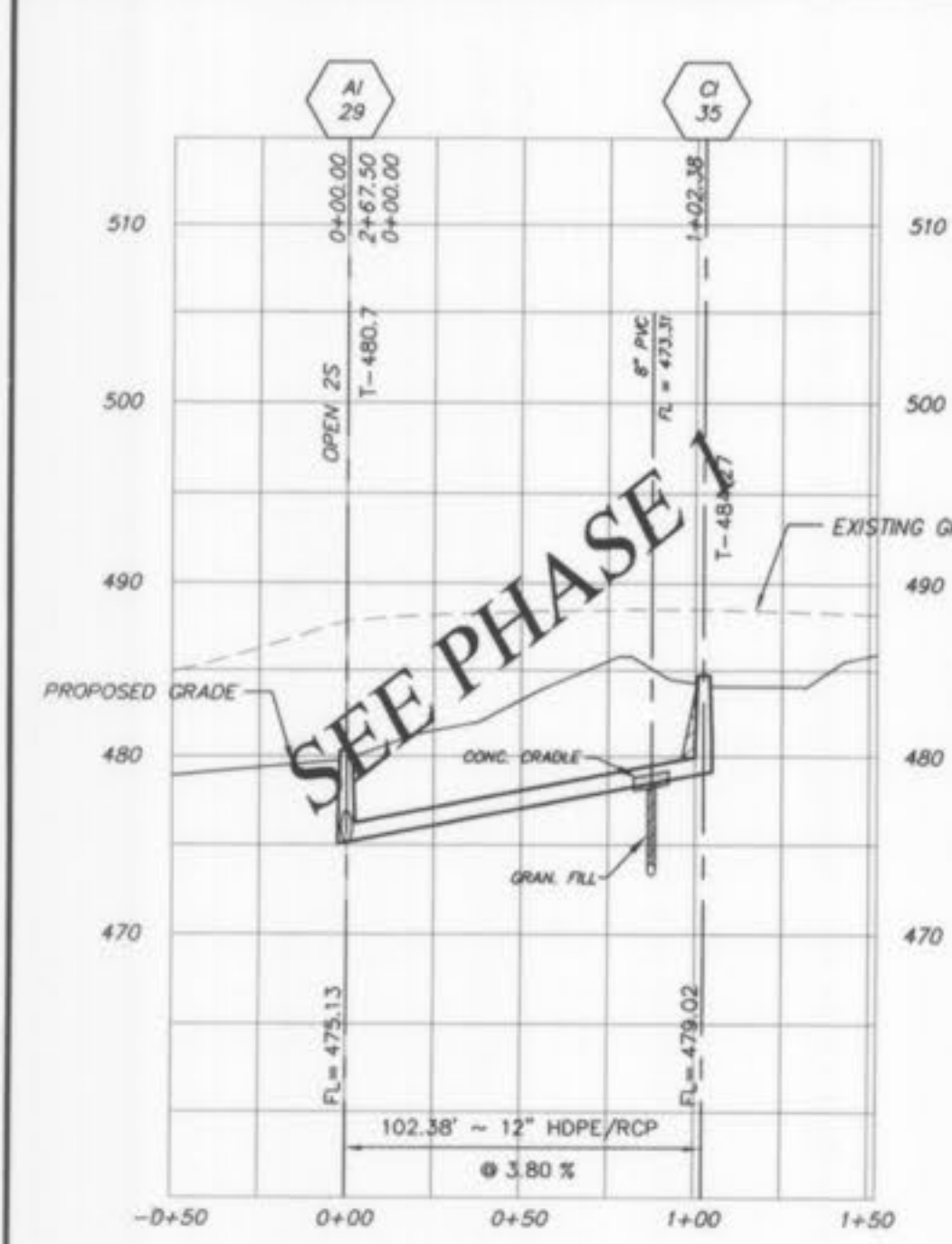
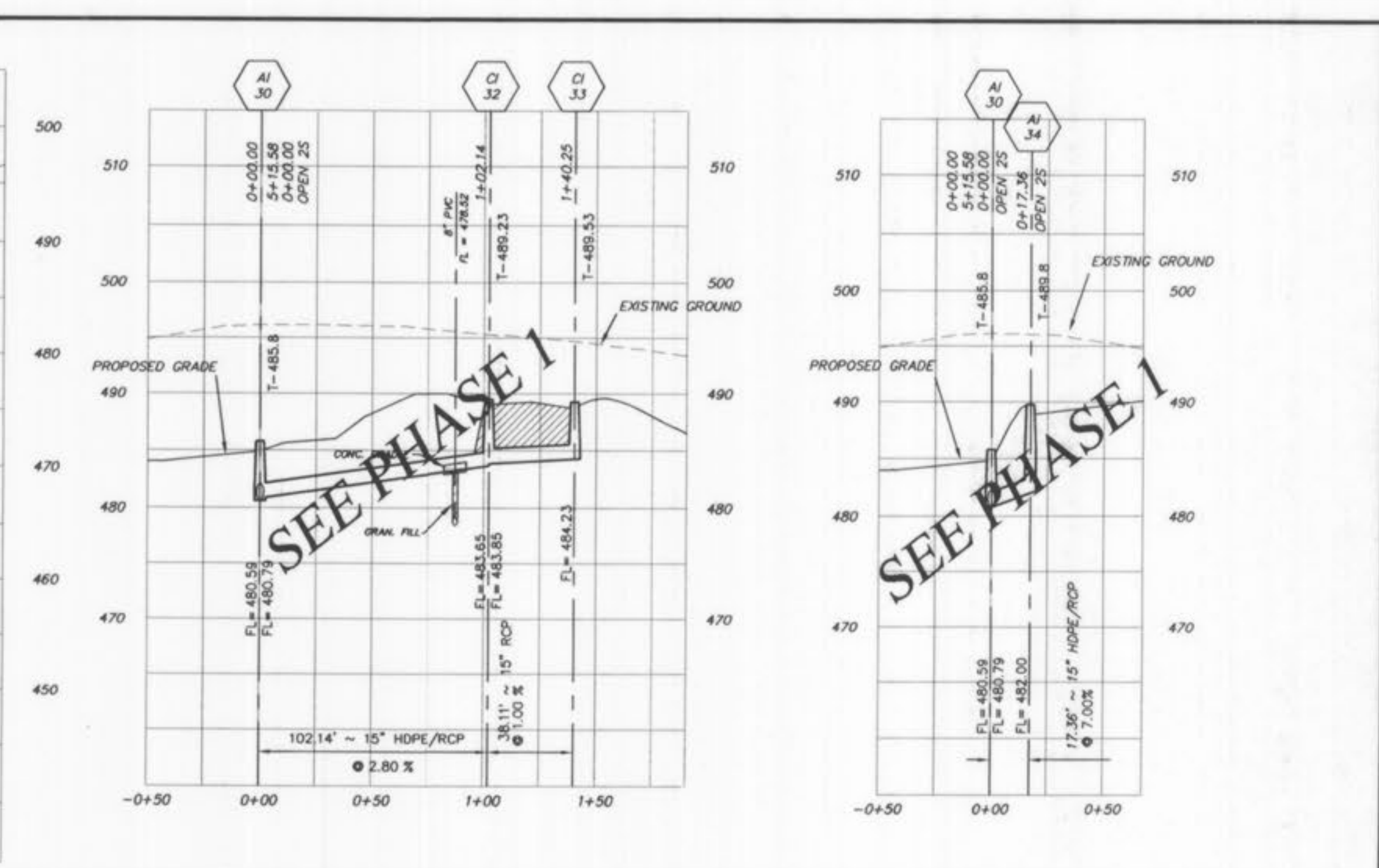
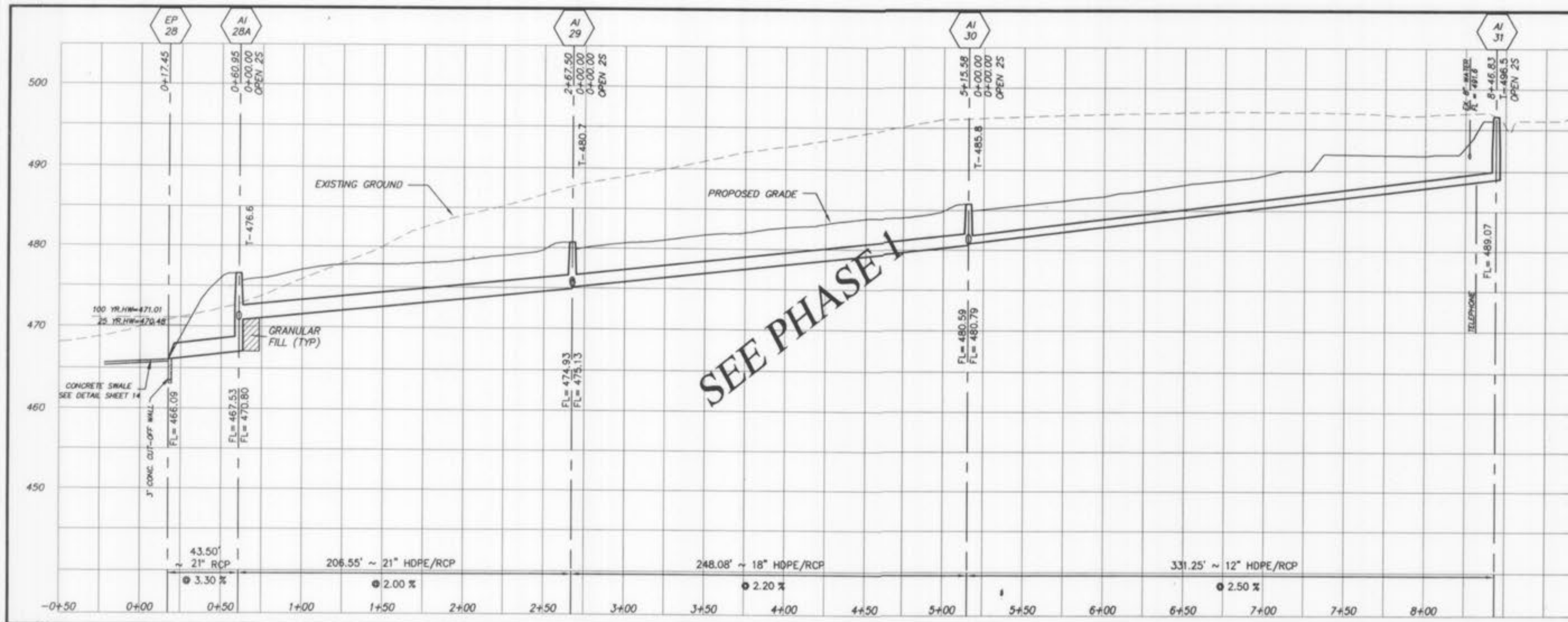
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TASK # 2 FIELD BOOK

Villas at Crystal Ridge Phase 2 ASB 4/1

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"AS-BUILTS"
12/22/06

STATE OF MISSOURI
JAMES B. COOPER
REGISTERED LAND SURVEYOR
12-22-06

NOTE: SEE HDPE DETAIL ON SHEET 23 OF 26. HDPE MAY BE SUBSTITUTED FOR RCP WHEN IT IS NOT IN THE RIGHT-OF-WAY OR OTHERWISE RESTRICTED AS OUTLINED IN THE NOTES ON DETAIL AND ALSO ON SHEET 2 (SITE NOTES).

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR CROSSING, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE PLACED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

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HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

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PROJECT # 01212.SUPO.02R
TASK # 2 FIELD BOOK

VILLAS AT CRYSTAL RIDGE
STORM SEWER PROFILES

SHEET 12 OF 26

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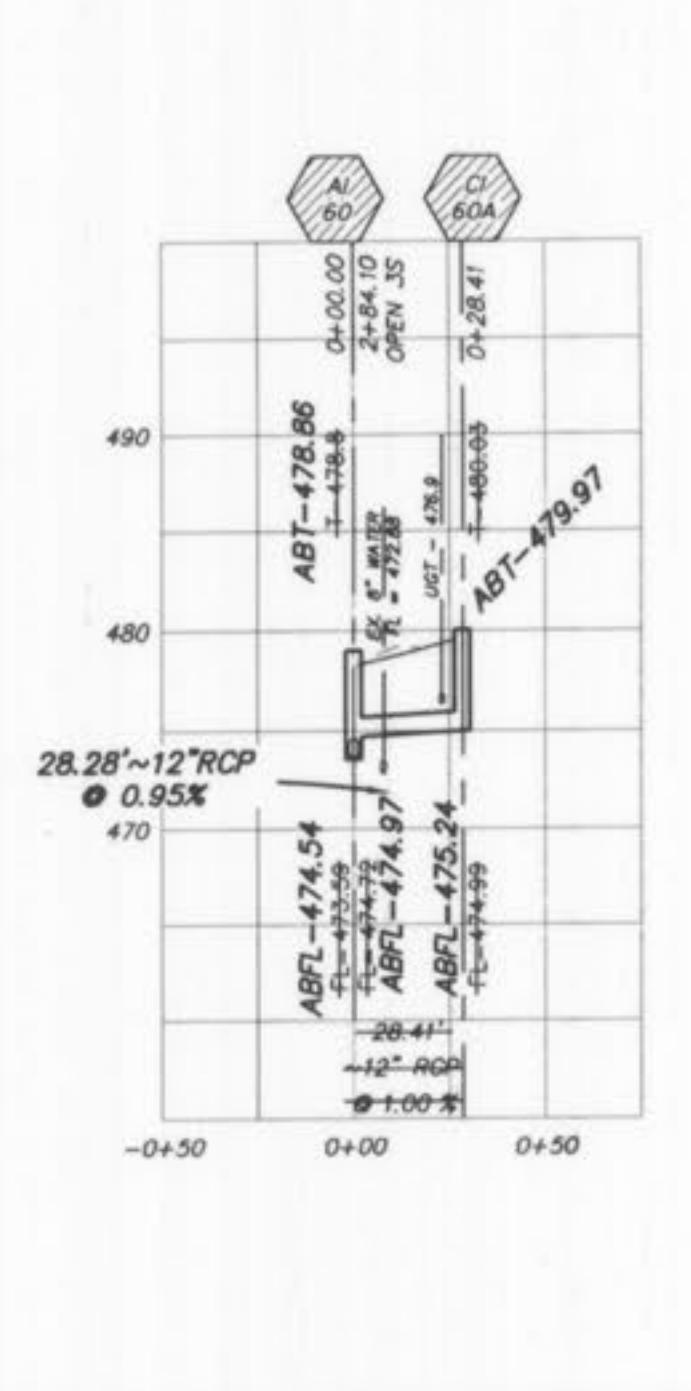
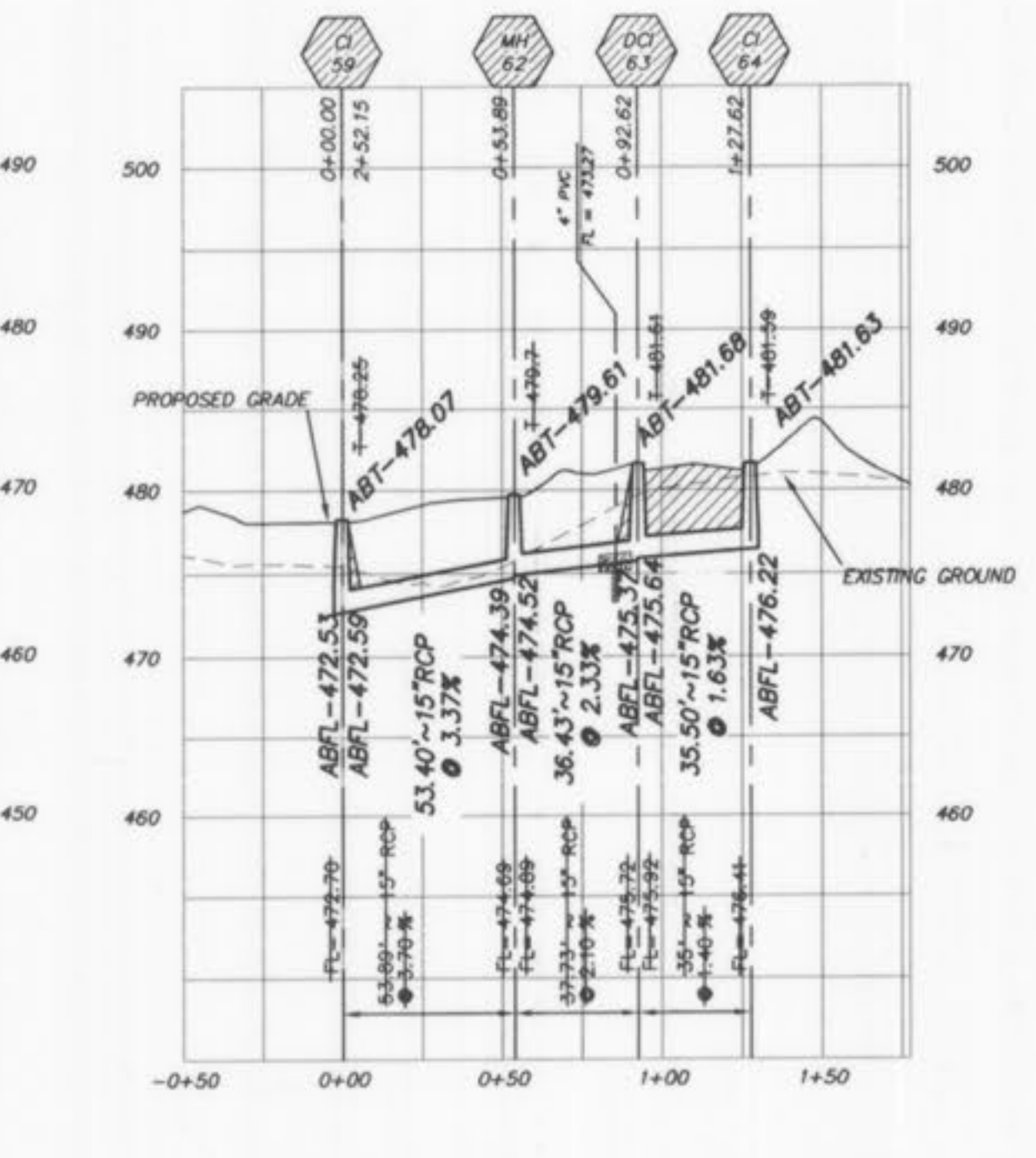
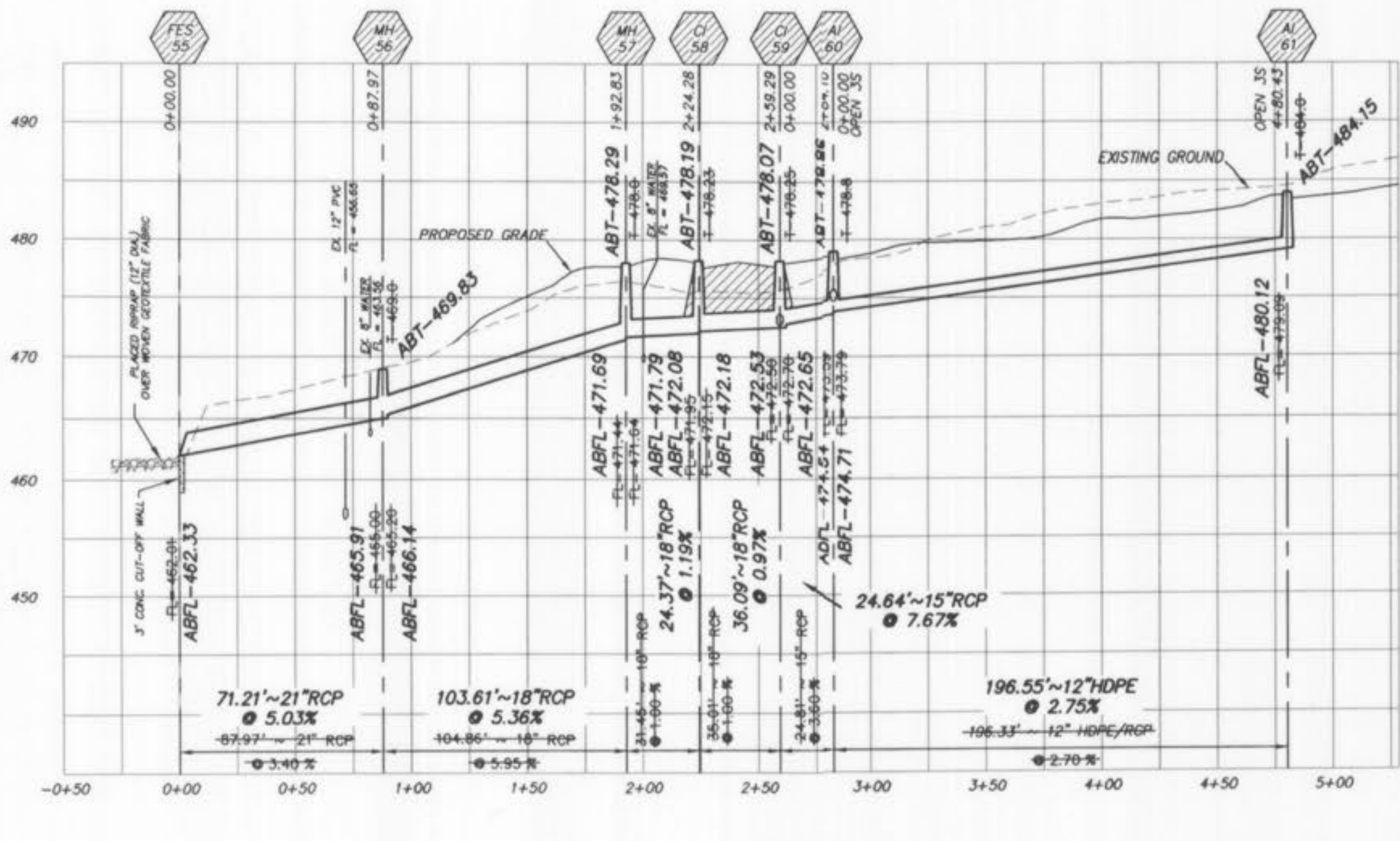
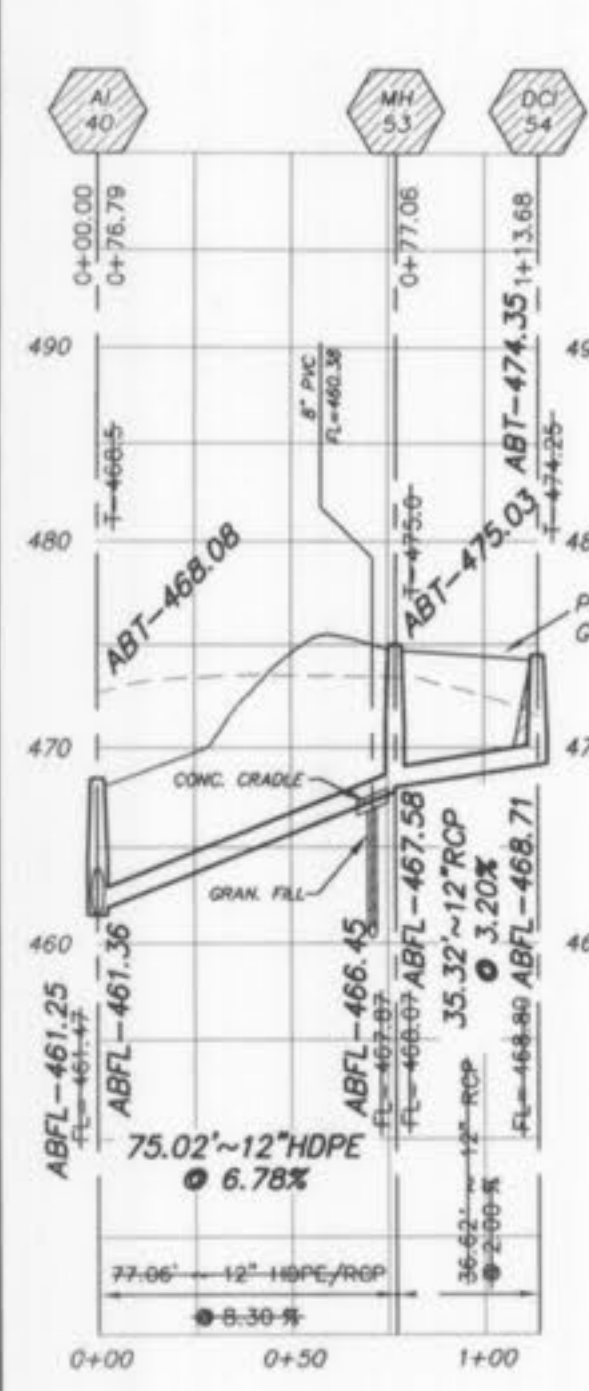
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SUMMIT POINTE L.C.

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ST. CHARLES, MO 63001
(636) 940-9900

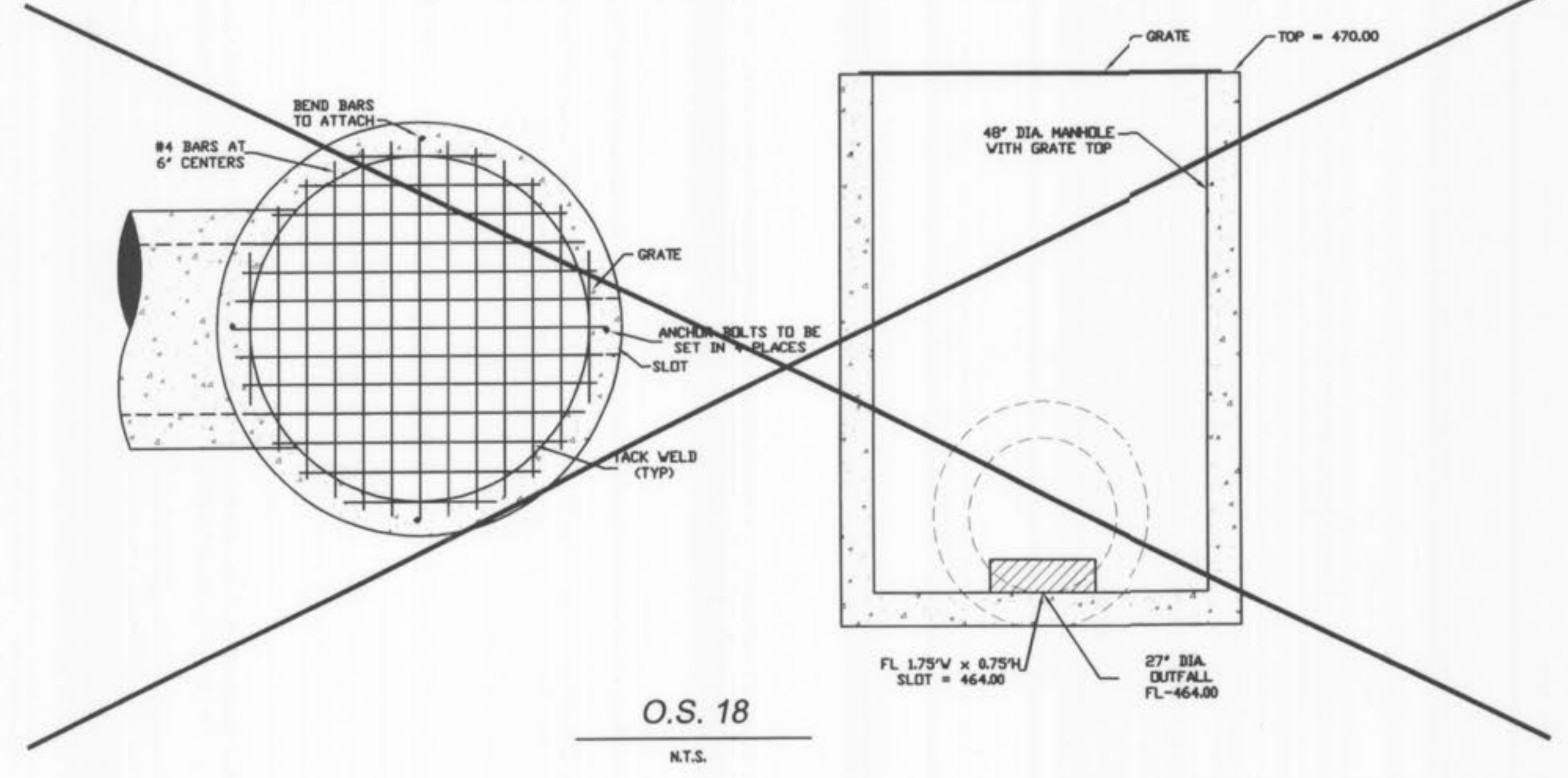
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SHEET 12 OF 26

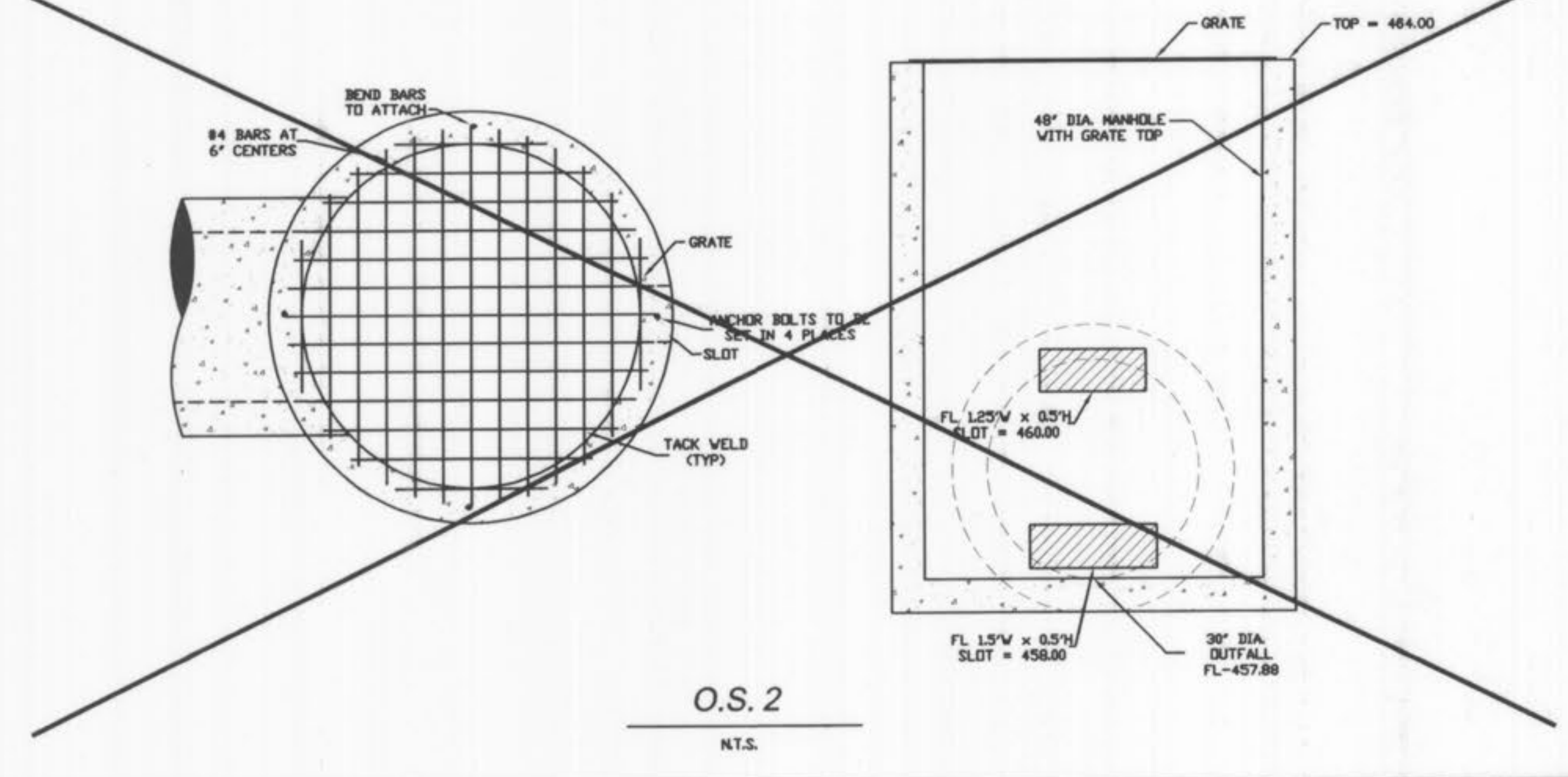
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VILLAS AT CRYSTAL RIDGE OUTFALL STRUCTURE



VILLAS AT CRYSTAL RIDGE OUTFALL STRUCTURE



"AS-BUILTS" 12/22/06

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STORM SEWER PROFILES

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SUMMIT POINTE L.C.

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PICKETT, RAY & SILVER, INC.

DRAWN	E.J.S.	DATE	04/09/03
CHECKED	D.W.D.	DATE	04/09/03
PROJECT	# 01212 SUPP.02R		
TASK #	2	FIELD	X
		BOOK	

VILLAS AT CRYSTAL RIDGE
STORM SEWER PROFILES

SHEET 13 OF 26

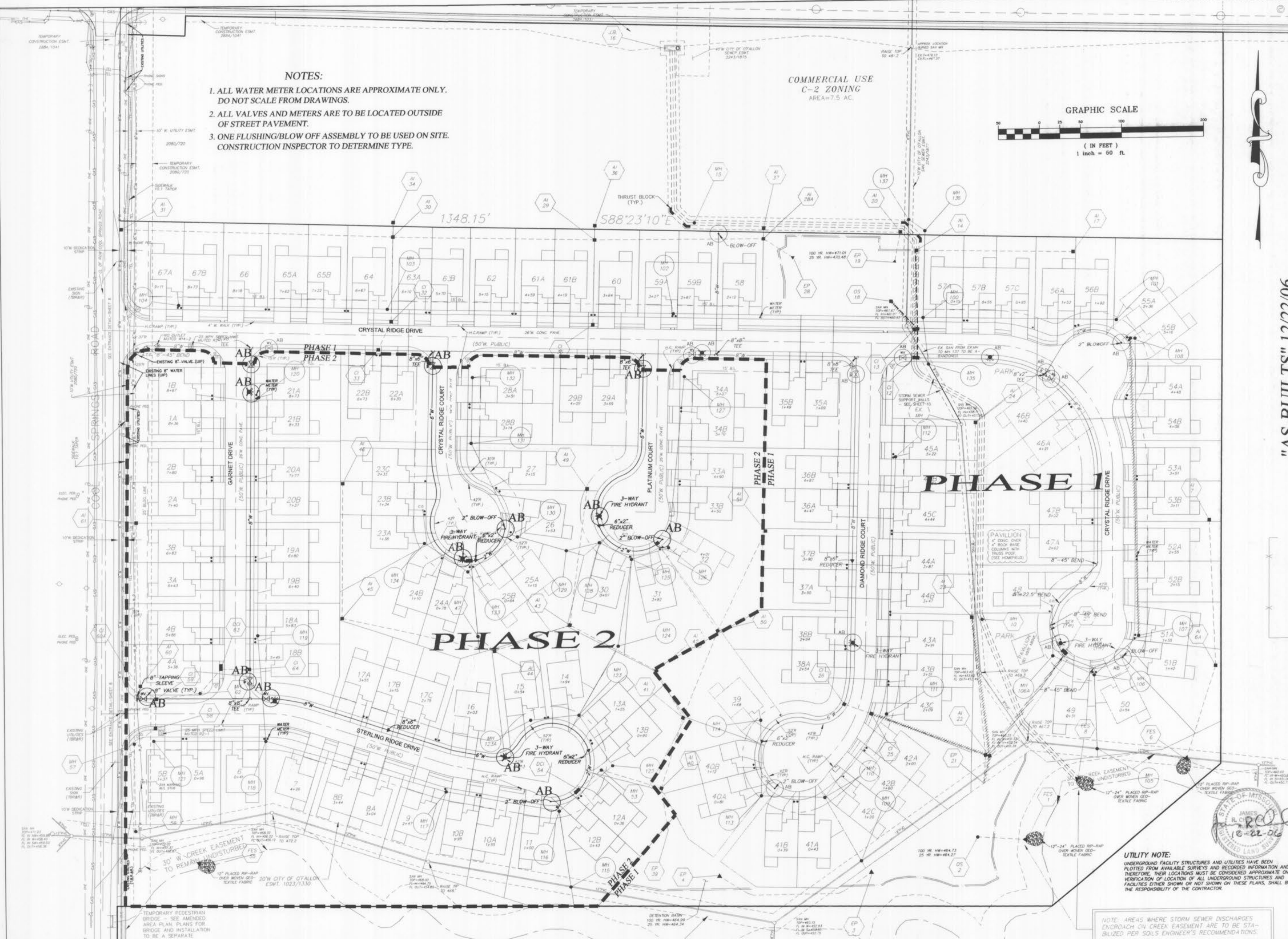
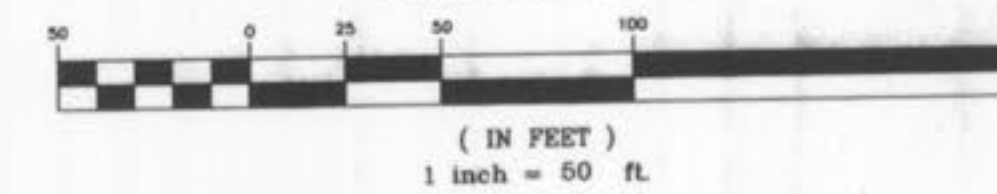
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NOTES:

1. ALL WATER METER LOCATIONS ARE APPROXIMATE ONLY. DO NOT SCALE FROM DRAWINGS.
2. ALL VALVES AND METERS ARE TO BE LOCATED OUTSIDE OF STREET PAVEMENT.
3. ONE FLUSHING/BLOW OFF ASSEMBLY TO BE USED ON SITE. CONSTRUCTION INSPECTOR TO DETERMINE TYPE.

COMMERCIAL USE
C-2 ZONING
AREA=7.5 AC.

GRAPHIC SCALE



"AS-BUILTS" 12/22/06

VILLAS AT CRYSTAL RIDGE
WATER PLAN

Prepared For:
SUMMIT POINTE L.C.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

NO.	DATE	REV.	BY	DESCRIPTION
1	8/26/03	REV.	J.P.	REV. PER CITY OF O'FALLON
2	8/26/03	REV.	J.P.	REV. PER CITY OF O'FALLON
3	9/06/03	REV.	J.P.	REV. PER CITY OF O'FALLON
4	12/02/03	REV.	J.P.	REV. PER CITY OF O'FALLON
5	12/22/06	REV.	J.P.	REV. PER CITY OF O'FALLON

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

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TASK # 2 FIELD X
BOOK

VILLAS AT CRYSTAL RIDGE
WATER PLAN

SHEET 17 OF 26

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UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE: AREAS WHERE STORM SEWER DISCHARGES ENDOACH ON CREEK EASEMENT ARE TO BE STABILIZED PER SOILS ENGINEER'S RECOMMENDATIONS.

Villas at Crystal Ridge Phase 2 ASB 7/7